



Entered on Docket
July 08, 2010

A handwritten signature in black ink, appearing to read "Michael S. McManus".

Hon. Michael S. McManus
United States Bankruptcy Judge

Stephanie L. Cooper, Esquire
Nevada Bar No. 5919
Michael W. Chen, Esquire
Nevada Bar No. 7307
THE COOPER CASTLE LAW FIRM
A Multi-Jurisdictional Law Firm
820 South Valley View Blvd.
Las Vegas, NV 89107
(702) 435-4175/(702) 435 4181 (facsimile)
Loan No. ****8690/ Our File No. 10-06-6903-NV

Attorney for Secured Creditor
Green Tree Servicing, LLC

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:

STEPHEN P ABELL ET AL.
BETSY L ABELL

Debtor(s)

CHAPTER 13
BANKRUPTCY NO.: 10-52001-GWZ

ORDER APPROVING STIPULATION RE: TERMINATION OF AUTOMATIC STAY

The matter having been negotiated in good faith as between the parties, the terms of which appear in the Stipulation for Termination of the Automatic Stay, dated June 30, 2010, and filed on the courts docket on July 7, 2010 and in regards to the property located and generally described as 7565 Los Lagos Ave., Sparks, NV 89436 ("Property" herein) and legally described as follows:

LOT 271, IN BLOCK B OF CIMMARON UNIT TWO, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON AUGUST 15, 1996, UNDER FILING NO. 2021240, AND AS TRACT MAP NO. 3289, AND AMENDED BY CERTIFICATE OF AMENDMENT FILED OCTOBER 30, 1996, UNDER FILING NO. 2043869, OF OFFICIAL RECORDS

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED, that the aforementioned
2 Stipulation is hereby approved by the Court
3

4 Submitted by:

5 THE COOPER CASTLE LAW FIRM
A Multi-Jurisdictional Law Firm

6 By: /s/ Michael W. Chen Date: 7/7/10
7 Michael W. Chen, Esq.
8 Attorney for Secured Creditor
Green Tree Servicing, LLC
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ECF FILED ON:
JUL 07 2010

1 Michael W. Chen, Esquire
2 Nevada Bar No. 7307
3 THE COOPER CASTLE LAW FIRM
4 A Multi-Jurisdictional Law Firm
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9 Attorney for Secured Creditor
10 Green Tree Servicing, LLC

11 UNITED STATES BANKRUPTCY COURT
12 DISTRICT OF NEVADA DIVISION

13 IN RE:
14 STEPHEN P ABELL ET AL
15 BETSY L ABELL
16 DEBTORS.

Case No.: 10-52001-GWZ
Chapter: 13
STIPULATION RE: TERMINATION
OF AUTOMATIC STAY

17 IT IS HEREBY STIPULATED BY AND BETWEEN Secured Creditor, Green Tree
18 Servicing, LLC, through its counsel, Michael W. Chen, Esq., THE COOPER CASTLE LAW
19 FIRM, and the Debtor, Stephen P Abell et al. and Betsy L Abell, who is represented by counsel,
20 Scott N Tisevich, Esq., and the Chapter 13 Trustee, William A Van Meter as follows:

- 21 1. That the Automatic Stay in the above-entitled Bankruptcy case is immediately terminated
22 and extinguished for all purposes as to Secured Creditor, Green Tree Servicing, LLC, its
23 assignees and/or successors in interest, may proceed with a foreclosure of and hold a Trustee's
24 Sale on the subject property, generally described as 7565 Los Lagos Ave, Sparks, NV 89436 *
25 ("Property" herein) and legally described as follows: *Rental -*
DEBTORS SURRENDERING
LOT 771, IN BLOCK B OF CIMMARON UNIT TWO, ACCORDING TO THE MAP
THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOWE
COUNTY, STATE OF NEVADA, ON AUGUST 15, 1996, UNDER FILING NO. 2021240,
AND AS TRACT MAP NO. 3289, AND AMENDED BY CERTIFICATE OF

1 AMENDMENT FILED OCTOBER 30, 1996, UNDER FILING NO. 2043869, OF
2 OFFICIAL RECORDS
3

4 2. That the Chapter 13 Trustee agrees that there is no equity in the subject property, and has
5 agreed to abandon the same.

6 3. That after the sale of the subject property, any excess proceeds shall be turned over to the
7 Trustee for disbursement as these funds have liquidation value to the unsecured creditors of this
8 case.

9 4. That upon disposition of the collateral, Creditor may amend said proof of claim and share in
10 any distribution from the date of the filing of the amended claim pursuant to the confirmed Plan.

11 5. That the Trustee is not required to recover previous distributions from other creditors.
12 for distribution on Creditor's amended claim. This may result in a percentage of
13 payment to creditor's amended claim different than to other creditors.

14 ///

15 ///

16 ///

1 6. That this Stipulated Order is binding against any conversion of the subject
2 Bankruptcy proceeding.

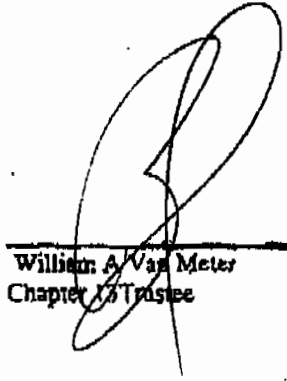
3
4 SO STIPULATED

5
6 Date: June 30, 2010 By: /s/ Michael W. Chen Esq.
7 STEPHANIE L. COOPER, ESQ.
8 THE COOPER CASTLE LAW FIRM
A Multi-Jurisdictional Law Firm
Attorney for Secured Creditor
Green Tree Servicing, LLC

9 SO STIPULATED

10
11 Date: June 30, 2010 By: Scott N. Tisevich 7/6/10
12 Scott N Tisevich, Esq.
13 Attorney for Stephen P Abell et al. and Betsy L Abell

14 SO STIPULATED

15
16 Date: June 30, 2010 By: 
17 William A. Van Meter
18 Chapter 13 Trustee